

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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Order Filed on March 4, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:  
Scott J. Appel

Case No.: 19-21156-JKS  
Judge: John K. Sherwood  
Hearing Date(s): February 27, 2020  
Chapter: 13

Recommended Local Form

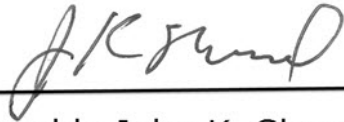
☐ Followed

☒ Modified

**ORDER RESOLVING MOTION TO VACATE STAY  
AND/OR MOTION TO DISMISS  
WITH CONDITIONS**

The relief set forth on the following pages, numbered two (2) ~~through four (4)~~, is **ORDERED**.

**DATED: March 4, 2020**

  
\_\_\_\_\_  
Honorable John K. Sherwood  
United States Bankruptcy Court

(Page 2)

Debtor: Scott J. Appel

Case No. 19-21156-JKS

Caption of Order: Consent Order Resolving the Automatic Stay Motion for Creditor Grandover Pointe Condominium Association, Inc.

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With Debtor's Counsel Camille Kasar, Esq. and Counsel for the Creditor Grandover Pointe Condominium Association, Inc. ("Creditor" or "Association") Karl T. Meth, Esq of Becker & Poliakoff having consented to this Order Resolving the Automatic Stay Motion of the Creditor and the Court having found good cause, it is hereby:

**ORDERED** as follows:

1. The Creditor's Motion for Relief from The Automatic Stay pursuant to 11 U.S.C. Section 362(a) shall hereby be withdrawn without prejudice subject to the following conditions:
  - a. The Debtor shall the sum of \$5,317.50 for post-petition maintenance fees and other related charges on or before February 28, 2020. Should payment not be made in full on or before that date the Automatic Stay will be automatically lifted to permit the Association to resume all state court collection actions on the obligation owed to the Association.
  - b. Commencing in March of 2020, the Debtor shall commence paying the monthly maintenance charges in the amount of \$315.00 (or the amount as increased by the Board for the monthly charges in the future) with said monthly amount being deemed late as of the 10<sup>th</sup> of each month. Should payment not be made in full on or before that date the Automatic Stay will be automatically lifted to permit the Association to resume all state court collection actions on the obligation owed to the Association upon the filing of a Certification with the Court by the Creditor's attorney.

Consent is hereby given to the above:

Dated: February 21, 2020

  
\_\_\_\_\_

Karl T. Meth, Esq. Attorney for Creditor

Dated: February 21, 2020

  
\_\_\_\_\_

Camille J. Kasar, Esq. Attorney for the Debtor

Certificate of Notice Page 3 of 3

United States Bankruptcy Court  
District of New Jersey

In re:  
Scott J Appel  
Debtor

Case No. 19-21156-JKS  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Mar 04, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 06, 2020.

db +Scott J Appel, 264 Levinburg Lane, Wayne, NJ 07470-4080

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 06, 2020

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 4, 2020 at the address(es) listed below:

Camille J Kassar on behalf of Debtor Scott J Appel ckassar@locklawyers.com,  
kassarcr75337@notify.bestcase.com  
Denise E. Carlon on behalf of Creditor M&T Bank. dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Karl Meth on behalf of Creditor Grandover Pointe Condominium Association, Inc.  
kmeth@beckerlawyers.com, info@acalabreselaw.com  
Marie-Ann Greenberg magecf@magtrustee.com  
Phillip Andrew Raymond on behalf of Creditor M&T Bank. phillip.raymond@mccalla.com  
Rebecca Ann Solarz on behalf of Creditor M&T Bank. rsolarz@kmlawgroup.com  
Tana Bucca on behalf of Creditor Grandover Pointe Condominium Association, Inc.  
tbucca@beckerlawyers.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8